

# DEPARTMENT OF RESOURCE MANAGEMENT

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# SOLANO COUNTY

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Planning Services Division

## SOLANO COUNTY ZONING ADMINISTRATOR

### Staff Report

### U-08-10 – Minor Revision 1 (MR1)

<b>Application No.</b> U-08-10-MR1 <b>Project Planner:</b> Stevie Villatoro, Associate Planner		<b>Meeting of June 5, 2025</b>	
<b>Applicant</b> Campbell Soup Supply Company 8380 Pedrick Road Dixon CA 95620		<b>Property Owner</b> Campbell Soup Supply Co LLC 8380 Pedrick Road Dixon CA 95620	
<b>Action Requested</b> Consideration of Revision No. 1 to Minor Use Permit Application No. U-08-10 for Campbell Soup Supply Company to replace an existing 67-foot-tall Sanitary Flash Cooler (198 sq. ft. footprint) with a 66-foot-tall Aseptic Flash Cooler on a 100 sq. ft. foundation, located at 8380 Pedrick Road ½ mile from the City of Dixon (downtown) in the “MG-3” Manufacturing General Zoning District, APN 0111-050-110.			
<b>Property Information</b>			
<b>Size:</b> 29.18 acres		<b>Location:</b> 8380 Pedrick Road Dixon	
<b>APNs:</b> 0111-050-110			
<b>Zoning:</b> Manufacturing General 3-ac. minimum (MG-3)		<b>Land Use:</b> Agricultural Processing	
<b>General Plan:</b> Limited Industrial		<b>Ag. Contract:</b> N/A	
<b>Utilities:</b> Private well/septic system		<b>Access:</b> Pedrick Road	
<b>Adjacent General Plan Designation, Zoning District, and Existing Land Use</b>			
	<b>General Plan</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	Limited Industrial	Industrial-Agricultural Services	Agriculture
<b>South</b>	Limited Industrial	Industrial-Agricultural Services	Industrial
<b>East</b>	Agriculture	Exclusive Agricultural 40-acre	Agriculture
<b>West</b>	Incorporated Area	Campus Mixed Use	Agriculture
<b>Environmental Analysis</b> An Addendum to the Mitigated Negative Declaration adopted September 18, 2008, for the Campbell Soup Supply Company Project (State Clearinghouse No. 2008082088) has been prepared pursuant to CEQA Guidelines Section 15164.			
<b>Motion to Approve</b> Staff recommends that the Zoning Administrator <b>ADOPT</b> the attached resolution and CEQA Addendum with respect to the enumerated findings and <b>APPROVE</b> Revision No. 1 to Use Permit U-08-10 subject to the recommended conditions of approval.			

## **DISCUSSION**

### *Setting*

The project site is in northern Solano County, approximately ½ mile northeast of the City of Dixon at 8380 Pedrick Road. The property consists of a single parcel (APN 0111-050-110) totaling 29.18 acres. According to the Solano County General Plan, the site is designated as Limited Industrial, which when applied to areas northeast of Dixon, is intended for uses related to agriculture. Permitted uses in this designation include agricultural processing, storage, or sales of products for commercial agriculture, and corporation yards for the storage and maintenance of agricultural equipment.

The property is zoned Manufacturing General with a 3-acre minimum (MG-3) and is currently developed with one domestic well, three agricultural wells, a private sewage disposal system, a main processing plant, and various ancillary facilities for tomato and juice processing. Access is provided from Pedrick Road.

### *Surrounding Land Use*

The surrounding area is predominantly agricultural. A truck repair facility is located directly south of the project site.

## **PROJECT DESCRIPTION**

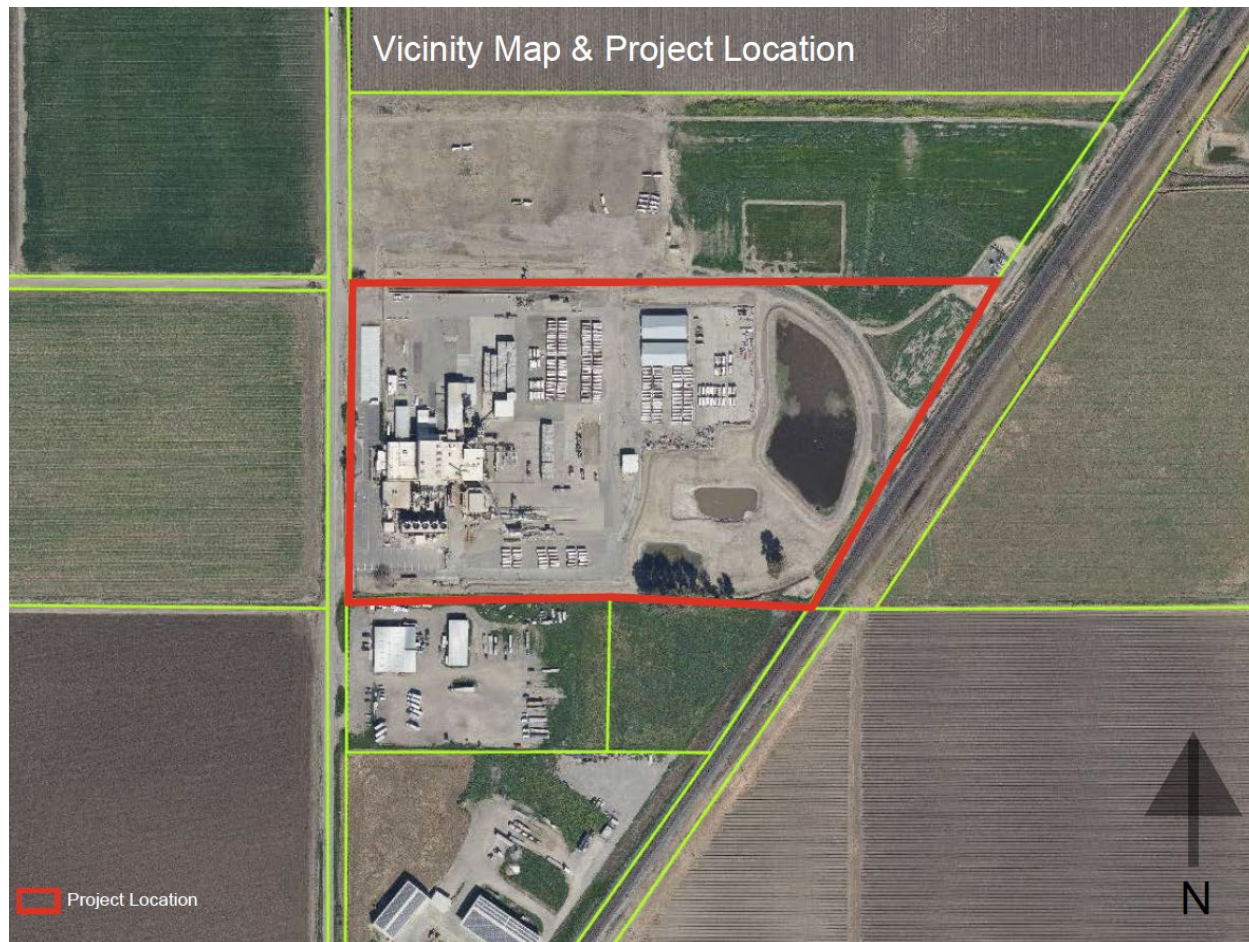
### *Existing Use*

The subject property is developed with a tomato processing facility originally constructed in 1976 under the name Dixon Canning Corporation. The facility was rebranded as Campbell Soup Supply Company in the late 1990s. In 2008, Minor Use Permit U-08-10 was approved by the County to allow processing equipment and the primary building to exceed the 50-foot height limit in the MG-3 (Manufacturing General, 3-acre minimum) zoning district.

### *Proposed Project Revision*

The applicant is requesting approval of a revision to Use Permit U-08-10 to allow replacement of an existing 67-foot-tall Sanitary Flash Cooler with a new 66-foot-tall Aseptic Flash Cooler. The new equipment will be located on a 100-square-foot foundation and include an adjacent 35-foot-tall stair tower. It will be situated next to the existing filler building. The existing Sanitary Flash Cooler will be decommissioned and removed once the new system becomes operational.

The proposed change represents an operational upgrade to improve processing efficiency. No increase in production capacity or expansion of the overall facility footprint is proposed. All other aspects of the permitted use will remain unchanged.



*Figure 1: Vicinity Map and Project Location*

## **LAND USE CONSISTENCY**

### *General Plan*

The project site is designated Limited Industrial by the General Plan Land Use Diagram (Figure LU-1) of the Solano County General Plan and is zoned Manufacturing General, 3-acre minimum (MG-3). The site is located northeast of Dixon, where the Limited Industrial designation is intended for uses related to agriculture, including processing.

The existing MG-3 zoning is consistent with the General Plan designation and allows for general manufacturing, industrial, and processing uses. The parcel exceeds the minimum lot size requirement of three acres for the MG-3 zoning district. General manufacturing is an allowed land use in this zone, subject to applicable regulations and permitting requirements.

### *Zoning*

General Standards: The proposed facility will comply with all applicable requirements outlined in Section 28.77.10 of the Solano County Code, provided it operates in accordance with the recommended conditions of approval.

Specific Standards: The property is zoned Manufacturing General, 3-acre minimum (MG-3), where general manufacturing uses are permitted by right and subject to the performance standards outlined in Section 28.95 of the Solano County Code.

As proposed and conditioned, this project will comply with all applicable zoning and performance standards as described.

## **ENVIRONMENTAL ANALYSIS (CEQA)**

The Department has prepared an Addendum to the Mitigated Negative Declaration adopted September 18, 2008, for the Campbell Soup Supply Project (State Clearinghouse No. 2008082088) pursuant to CEQA Guidelines Section 15164. The Addendum demonstrates that the project proposed by Revision 1 to Use Permit U-08-10 will not result in new significant impacts or substantially increase the severity of previously disclosed impacts beyond those already identified in the Campbell Soup Supply Company project and addressed in the certified Mitigated Negative Declaration. The Addendum demonstrates that only minor technical changes and additions are necessary to the Mitigated Negative Declaration, and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or Negative Declaration have occurred. The project will not increase the development footprint or result in any impacts not already analyzed in the Mitigated Negative Declaration. Refer to Attachment D for the Addendum to the adopted Mitigated Negative Declaration.

With the implementation of standard County conditions of approval, the development and operation of the proposed project is not anticipated to cause significant effects on the environment.

## **PUBLIC OUTREACH**

In accordance with the County's Good Neighbor Policy, the applicant conducted public outreach to residents within a ½ mile radius of the project site. Informational fliers were mailed, including the project location, photo simulations, a project description, and an invitation for neighbors to provide feedback or express concerns. As of May 20th, no responses have been received.

## **RECOMMENDATION**

Staff recommends that the Zoning Administrator **ADOPT** the mandatory and suggested findings and **APPROVE** Revision No. 1 of Use Permit No. U-08-10, subject to the recommended conditions of approval.

### **Attachments:**

- A. Draft Resolution
- B. Development Plans
- C. Public Notice
- D. CEQA Addendum
- E. Mitigated Negative Declaration